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Department of Community Development

Economic Development Board

June 27, 2017

7:30 AM

North Conference Room

Mequon City Hall

11333 N Cedarburg

Minutes

1. Call to Order, Roll Call.

Members present: Chairman Tim Carr, Jim Baka, Bruce Sipiora, Jon Safran, Janette Braverman, Gloria Rosenberg, Rick Shneyder

Staff and City Representatives Present:

Kim Tollefson, Director of Community Development
Ald. Rob Strzelczyk

2. Approval of Meeting Minutes

- | | |
|----------------------|-------------------|
| a. February 28, 2017 | d. April 25, 2017 |
| b. March 28, 2017 | e. May 9, 2017 |
| c. April 14, 2017 | |

Ms. Braverman made a motion to approve.

Ms. Rosenberg seconded the motion.

Vote passed, 8-0

Mr. David Hoff from The Hoff Group stated that he is an architect and builder that is interested in building condos in Mequon. He believes that Mequon is a very good market for rural side by side condos. He has a contract to buy the parcel that fronts on Main Street and abuts the city property located at 12431 N. Green Bay Road parcel. It is 7 ½ acres and it has challenges. It does not have water connection, sewer service may not be available and it backs up to high tension wires over an easement area. There are also lower service lines on the property that can be tapped into for service.

He is interested in purchasing the city owned parcel which would add 3.4 acres. It would provide a larger total area for the layout of the development as well as through access from both streets. It will be a total of 24 units.

He admits that it is not the most ideal site but he feels that he will be able to provide an attractive quality productive that is in demand. The units will be about 2,000 s.q. ft, 2-bedroom, 2 ½ bath, 2 car garage with a finished basement and will be priced around \$400,000. He will own the development. This development will be built over a few years. When completed, it should result in a value of \$12M-\$13M.

Ald. Strzelczyk suggested that Mr. Hoff contact the City Forester to review the property to check for specimen trees before any trees on the site be removed.

Action

Ald. Strzelczyk made a motion to go into closed session.

Ms. Rosenberg seconded the motion

Vote passed, 8-0

3. Motion to Convene into Closed Session:

- a) Adjourn into closed session pursuant to Section 19.85(1)(e), Wisconsin State Statutes, deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever Competitive or bargaining reasons require a closed session (Land Acquisition for property located at 12431 Green Bay Road).

4. Motion to Convene into Open Session

5. Offer to Purchase City Owned Property located at 12431 Green Bay Road

Recommendation

Action

Motion to recommend the sale of the city-owned property located at 12431 N. Green Bay Road subject to conditions.

Action

Mr. Carr made a motion to go back into open session.

Ald. Strzelczyk seconded the motion

Vote passed, 7-0

The rest of the agenda will be bumped to the July meeting:

- Business Outreach
 - 2035 City of Mequon Strengths & Weaknesses List for the Website

6. Announcements

The next meeting will be on July 25, 2017

7. Adjourn

Mr. Carr made a motion to adjourn

Ald. Strzelczyk seconded the motion

Vote passed, 7-0

Meeting adjourned at 9:09 a.m.